

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:	)	
	)	Case No. 23-22230 GLT
Faye L. Irey,	)	Chapter 13
	)	Related to Docket No. 96
Debtor	)	
	)	
Faye L. Irey,	)	
	)	
Movant	)	
	)	
vs.	)	
	)	
No Respondents	)	

**STATUS REPORT OF BROKER**

AND NOW, comes Faye L. Irey, Debtor, by and through counsel, Christopher M. Frye and Steidl and Steinberg, P.C., and respectfully represents as follows:

1. This case was commenced on October 20, 2023 when the Debtor filed a voluntary petition under Chapter 11 of the Bankruptcy Code.
2. The Court issued an Order at Docket No. 96 that requires Debtor's counsel to file a status report signed by Dan Haeck, court appointed broker, with respect to the marketing and sale efforts of real estate located at 9<sup>th</sup> Street, Monongahela, PA, Parcel No. 440001600001000100.
3. Dan Haeck, court appointed broker, is the source of the following information:
  - a) The initial list price of the property was \$89,900.00.
  - b) The current list price for the property is \$84,900.00.
  - c) The list price has been reduced by \$5,000.00 since the initial listing. The current strategy is to reduce by \$5,000.00 each month until an offer is made or until there is a reasonable stopping point.
  - d) There have been multiple views and inquiries regarding the property thru the West Penn MLS. However, none of those inquiries materialized into an offer. I received a call on September 11, 2024 from a City of Monongahela Counsel member informing me that the City may have interest in purchasing the property. After following up

multiple times, there has been no further interest from the city. No formal offers have been received to date.

- e) The property will continue to be marketed thru the West Penn MLS and through our social media platforms as initially established with a \$5,000.00 reduction in list price every thirty days.
- f) It is impossible to determine the time frame for sale at this time. However, hopefully the planned systematic reductions in list price will draw more interest in the property.

WHEREFORE, the Debtor, Faye Ireys, files this Status Report on behalf of the court approved realtor.

Respectfully submitted,

November 13, 2024  
DATE

/s/ Christopher M. Frye  
Christopher M. Frye, Esquire  
Attorney for the Debtor  
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ATTESTED TO BY:

November 13, 2024  
DATE

/s/ Dan Haeck  
Dan Haeck, agent  
Coldwell Baker Realty